



DAFYDD HARDY

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1 Bryncelyn, Deiniolen, Caernarfon, Gwynedd LL55 3EA

Offers Over: £225,000

EPC Band C

Set back from the roadside, this modern Semi Detached Family Home enjoys stunning views of the surrounding countryside and is perfectly located for everything the popular village of Deiniolen has to offer. The tastefully decorated and well maintained accommodation briefly comprises of a light and spacious Entrance Hall that features a painted wooden staircase to the first floor, as well as a useful ground floor Wc and a laminate wood floor that continues through to the Lounge. The comfortable size Lounge has a front aspect with views to the mountains of Snowdonia in the distance and a modern wall mounted electric fire to keep you warm on those cold winter nights. To the rear of the property is a large Kitchen/Diner with a range of cream base and wall units topped with a contrasting black work surface. The kitchen is also equipped with an electric oven and hob and double patio doors that lead out to the rear garden. To the side is a very useful Utility Room with plumbing for a dishwasher and a washing machine. Upstairs off a light and airy landing are 3 good size Bedrooms, made up of 2 Double Bedrooms, one with a built-in wardrobe, and a smaller Single Bedroom. All are served by a stylish part tiled Shower Room that has been fitted with a large double shower unit and a white Wc suite. The property has uPVC double glazing throughout and an LPG central heating system, with the hot water running off a set of solar panels. So if you are looking for a modern family home that's ready for you to move straight into then number 1 Bryncelyn needs to be at the very top of your viewing list.

Entrance Hall

| | |
|----------------------|--------------------------------|
| Wc | 2.04m x 0.96m (6'8" x 3'2") |
| Lounge | 3.33m x 5.08m (10'11" x 16'8") |
| Kitchen/Diner | 3.53m x 4.16m (11'7" x 13'8") |
| Utility Room | 2.03m x 2.13m (6'8" x 7') |

First Floor Landing

| | |
|--------------------|--------------------------------|
| Bedroom 1 | 3.33m x 3.99m (10'11" x 13'1") |
| Bedroom 2 | 3.53m x 2.95m (11'7" x 9'8") |
| Bedroom 3 | 2.03m x 2.95m (6'8" x 9'8") |
| Shower Room | 2.51m x 2.13m (8'3" x 7') |

Outside

At the front of the property is a shared block paved parking area with 2 spaces allocated to number 1. To the rear is an easy to maintain garden with a stone flagged patio, an artificial lawn and a wooden garden shed. In addition there is also side access from the front of the property to the rear.

Accommodation & Amenities

- Spacious Semi Detached Family Home
- Convenient Village Location
- Generous Size Lounge With A Mountain View
- Stylish Fully Fitted Kitchen & Utility Room
- 3 Good Size Bedrooms
- Modern Shower Room
- Manageable Rear Garden & Patio
- uPVC Double Glazing
- LPG Gas Central Heating
- 2 Allocated Off Road Parking Spaces

Directions

From Caernarfon, follow the A4086 in the direction of Llanberis. Just after passing Cwm-y-Glo take the left hand turn onto the A4244, signposted for Bangor. Continue on this road taking the first right hand turn signposted for Deiniolen. Follow the road up the hill into the village and as the main road bears to the left, go straight ahead where 1 Bryncelyn will be on your left opposite the garage.

What3words reference: admire.research.redouble

Services

We are informed by the seller this property benefits from Mains Water, Gas, Electricity and Drainage.

Heating

Gas Central Heating. The agent has tested no services, appliances or central heating system (if any).

Tenure

We have been informed the tenure is freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title. **The property has a council tax band C.**

Agents Note

We have been informed by the vendor that there is a shared driveway with a maintenance fee of £13 payable every September. We have also been informed that the drain for the downstairs Wc and utility is outside the front of no 2 Bryncelyn.







Disclaimer

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